

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
ADJOURNED REGULAR MEETING
WEDNESDAY, SEPTEMBER 30, 1987
7:30 P.M.

ROLL CALL Present: Council Members - Hinchman, Pinkerton,
 Reid, Snider and Olson (Mayor)

 Absent: Council Members - None

 Also Present: City Manager Peterson, Community Development
 Director Schroeder, Public Works Director
 Ronsko, City Attorney Stein, and City Clerk
 Reimche

INVOCATION The invocation was given by Dr. Wayne Kildall, Center of
 Hope.

PLEDGE OF The Pledge of Allegiance was led by Mayor Olson.
ALLEGIANCE

PRESENTATIONS There were no presentations made at this meeting.

CONSENT CALENDAR In accordance with report and recommendation of the City
 Manager, Council, on motion of Council Member Hinchman, Reid
 second, approved the following items hereinafter set
 forth.

PUBLIC HEARING SET
TO CONSIDER ADOPTION
OF AMENDED TRAFFIC
ORDINANCE AND THE
ACCOMPANYING TRAFFIC
RESOLUTION

CC-45(a) Council set a Public Hearing for 7:30 p.m., October 21,
CC-48(a) 1987 to consider adoption of Ordinance No. 1402,
 "Regulating the Use of and Traffic Upon the Streets,
 Sidewalks, and Other Public and Private Places in the City
 of Lodi; the Use, Parking, and Control of Vehicles Thereon;
 and Repealing Ordinance No. 493 and all Ordinances and
 Parts of Ordinances Amendatory Thereof and in Conflict
 Herewith", and the Accompanying Traffic Resolution.

REQUEST FOR PROPOSALS
FOR AN ELECTRONIC
DISTANCE MEASUREMENT
SYSTEM APPROVED

CC-20

Council approved the request for proposals for an
electronic distance measurement system.

Council was apprised that the 1987-88 Operating Budget
included the purchase of an electronic distance measurement
system for the Public Works Engineering Division. The
budgeted amount is \$21,700, split among the street and
utility funds. The system will substantially increase
productivity of the surveying function.

Due to the varying nature of this type of equipment and
software, the proposal format is being followed rather than
using strict specifications. The proposals will be
evaluated by staff and a recommendation made at a later
meeting.

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IMPROVEMENTS ACCEPTED
UNDER BLAKELY PARK
SWIMMING POOL CONTRACT,
1050 SOUTH STOCKTON
STREET

CC-12(a)

City Council accepted the improvements under the "Blakely Park Swimming Pool" contract and directed the Public Works Director to file a Notice of Completion with the County Recorder's office.

Council was apprised that the contract was awarded to Thorcon, Inc. of Citrus Heights on March 4, 1987 in the amount of \$302,966.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date, including approved extensions, was August 13, 1987, and the actual completion date was September 2, 1987. The additional time was spent on minor corrections and negotiations on change orders.

The final contract price was \$329,328.00. The difference between the contract amount and the final contract price is mainly due to contract change orders regarding replacement of roof structure on chlorinator, installation of vandal-proof doors in restroom areas, deck sealant, additional water line to existing wading pool, storm drain from equipment area to existing manhole, adding additional plaster to existing pool and extending warranty, replacing existing conduit and boxes that were in the way of new construction, replacing nonconforming wiring to old pool, and other miscellaneous items determined to be necessary during construction.

The difference between the final contract price and the final project cost is due to the cost of City-furnished pool equipment (approximately \$14,000) and City engineering costs (approximately \$8,000, not including inspection which was handled by the Building Division Inspector, funded by the Community Development Block Grant). Architectural fees (\$19,000) were paid separately out of the General Fund.

COMMENTS BY CITY
COUNCIL MEMBERS

PROCLAMATION
PRESENTED
PROCLAIMING
"TOKAY HIGH
SCHOOL DAY"

CC-37

Mayor Olson presented a proclamation to Kelli Emerick proclaiming October 9, 1987 as "Tokay High School Day".

INITIATION PROPOSED
TO RID ATTORNEYS
FROM HOLDING OFFICE
IN LEGISLATIVE ARM
OF GOVERNMENT

CC-16

Council Member Pinkerton proposed initiating an initiative to rid attorneys from holding office in the legislative arm of State government.

COMMENTS REGARDING
CITY'S WATER
CONSERVATION
EFFORTS

CC-51(a)

Council Member Hinchman stated that he was encouraged about the letter received from the Public Works Department regarding the City's water conservation efforts.

WRITTEN EVALUATIONS
OF COUNCIL
APPOINTEES

Mayor Olson commented on the Council's desire to initiate written evaluation of Council appointees.

CC-34

PACIFIC COAST
PRODUCERS CANNERY
PARKING

Mayor Pro Tempore Snider commented that this year is the first year for many years that the City has not been confronted with parking problems in the area of the Pacific Coast Producers Cannery.

CC-45(i)
CC-48(l)

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

EFFORTS OF COUNCIL
APPLAUDED, COMPLAINT
REGARDING TRAFFIC
SIGNAL TIMING SIGHT
DISTANCE PROBLEM
AT ELM STREET
AND LOWER SACRAMENTO
ROAD REPORTED

Mr. Chuck Lackyard, 94 Genie Way, Lodi, complimented the Council on its efforts on behalf of the citizens of this community; indicated his concern that traffic signals are not timed properly to provide for an even flow of traffic; and expressed his concern regarding a sight distance problem at Elm Street and Lower Sacramento Road.

CC-45(a)
CC-48(a)

PUBLIC HEARINGS
TO CONSIDER
ENVIRONMENTAL
DOCUMENTATION AND
PREZONINGS ON
VARIOUS MEASURES
APPEARING ON THE
NOVEMBER 3, 1987
BALLOT

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Olson called for the Public Hearings to consider environmental documentation and prezonings regarding various measures appearing on the November 3, 1987 ballot:

- a) Century Meadows:
- b) Batch Property (i.e. Lodi Park West Estates)
- c) Bridgetowne Estates and the addition to the Wine and Roses Country Inn

ORD. NO. 1406,
1407, 1408
INTRODUCED

CENTURY MEADOWS

CC-16
CC-18
CC-35
CC-53(a)
CC-53(d)

Century Meadows is a proposed 160 acre single-family residential project and an addition to Park-Storm Basin G bounded by Century Boulevard on the north; the Woodbridge Irrigation District Canal on the east; Harney Lane on the south; and Park-Storm Drainage Basin G on the west.

The matter was introduced by City Manager Peterson and Community Development Director James Schroeder. Diagrams of the subject area were presented for Council's perusal.

An indepth review of the Environmental Impact Report was given by Ms. Kate Burdick, Project Coordinator, Jones and Stokes Associates, Inc. The subject Environmental Impact Report was prepared by Jones and Stokes Associates, Inc. under contract to the City of Lodi.

Ms. Burdick's report included the following information:

Project Location

The Century Meadows parcels are located in southwestern

Continued September 30, 1987

Lodi, adjacent to the City limits. The project site is bordered by Harney Lane on the south, the Woodbridge Irrigation District (WID) on the east, the G-Basin and agricultural uses and Lower Sacramento Road on the west, and Century Boulevard on the north. The site comprises assessor parcel number 058-210-1, 058-210-2, 058-210-3, 058-210-4, 058-210-9, 058-230-2. As the Century Meadows property is not located within the City limits of Lodi, annexation to the City would be required to have City services made available.

Project Characteristics

The project would result in the development of 806 single-family homes on 160 acres (5.0 dwelling units per acre). The site plan includes a loop street system with eight cul-de-sacs and three primary project entrances off of Century Boulevard and two entrances off Harney Lane. The project also includes a 2.4 acre church site. A 4 acre portion of the project site is separately owned and not currently a part of the proposed project.

Construction of the project would include the installation of necessary public service infrastructure such as sewer lines, water mains, and other utilities. Stormwater from the site would be piped to a proposed storage basin located directly west of the project. Sewage from the project would flow by gravity to the White Slough Water Pollution Control Treatment Facility located southwest of the City.

General Plan and Zoning

The subject parcel is not located within the Lodi City limits and, therefore, has San Joaquin County General Plan and zoning designations. The project site has a General Plan designation of "Agriculture" and "Low Density Residential" and a zoning designation of "General Agriculture - 40-acre minimum parcel size."

Approval Process

As the subject parcel is located outside of the Lodi City limits, it would require annexation prior to development with City services. The property is therefore subject to the requirements of Lodi's Measure A Growth Initiative.

Measure A requires that annexation of properties to the City for development purposes must be approved by a vote of the electorate. The annexation would also require City Council and Local Agency Formation Commission (LAFCO) approvals.

Ms. Burdick then reviewed in detail the Summary of Environmental Impacts, comments and responses, and responded to questions as were posed by the Council.

Ms. Burdick commented that currently, the City has no means to collect the \$250,000 cost of the well and oversize water lines. Some mitigation measures to pay for the new well and lines are as follows:

- . Form an assessment district in which participants of the district pay the cost.
- . The City can charge the developer for the cost of the new well and lines.

- . Charge on a first-come, first-serve basis with either the first developer paying the installation costs with reimbursement coming from subsequent developers on a prorated basis, or the last developer using the infrastructure paying the total cost.

A lengthy discussion followed with questions regarding the matter being directed to Ms. Burdick and to Staff.

Speaking in support of the matter was:

- a) Mr. Ken Boyd, 122 North Church Street, Lodi. Mr. Boyd represented the property owner.
- b) Ms. Wanda Bechthold, 3784 West Benjamin Holt, Stockton, (Ms. Bechthold is a proponent of Measure F, area which is included in the Century Meadows Environmental Impact Report)

Attorney-at-Law, Ann Cerney, 900 West Vine Street, Lodi, raised the point that if all measures pass on the November 3, 1987 ballot, the City of Lodi could realize a 13% growth factor in one year. Ms. Cerney further suggested that the proposed amended General Plan could have a Control Element. The City would then be in a position to ask developers to subject their projects to the Control Element.

Mr. Russ Munson, 1530 Edgewood, Lodi, also addressed the Council regarding the matter stating that he felt an assumption was being made that the General Plan Amendment would be adopted.

There being no other persons wishing to address the Council on the matter, the public portion of the hearing was closed.

On motion of Mayor Pro Tempore Snider, Reid second, Council certified the Century Meadows Environmental Impact Report as adequate.

On motion of Council Member Pinkerton, Snider second, Council established the following findings regarding this matter:

CENTURY MEADOWS

A. ENVIRONMENTAL IMPACT - Prime Agricultural Soil

The project will result in the loss of 160 acres of prime agricultural soil if the project is approved. This loss cannot be mitigated.

Finding

All the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural soils in order to preserve the prime soils. Every development built in the City, large or small, utilizes some prime agricultural soil. The residential, commercial and industrial needs of the City necessitates some urbanization of agricultural land.

Overriding Considerations

The area in question was designated for residential development for many years prior to Measure A. The area

has been urbanized for many years and there are residential developments adjacent to the proposed project.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

B. ENVIRONMENTAL IMPACT - Adjacent Agricultural Parcels

Urbanization of the subject parcel will affect adjacent agricultural parcels.

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of the adjacent parcels. The use of agricultural chemicals can continue, although in some cases alternative methods of application or types of chemicals may be required. The project is separated from agricultural property to the south by Harney Lane, which will have an 80' wide right-of-way. On the west, the City will require a 20' wide agricultural buffer zone as well as a solid 6' fence adjacent to any agricultural parcels.

C. ENVIRONMENTAL IMPACT - Traffic

The project will increase traffic volumes by approximately 8,156 vehicle trips per day when fully developed.

Finding

The increase in traffic volume on Lower Sacramento Road will be mitigated by the following:

- 1) Signalize the intersection of Lower Sacramento Road and Kettleman Lane; Lower Sacramento Road and Harney Lane; and Kettleman Lane and Mills Avenue, when traffic warrants;
- 2) Minimize the number of collector streets that intersect Harney Lane or Century Boulevard;
- 3) Limit the number of streets that run uninterrupted through the length of the project. Mills Avenue should be the only through street.

D. ENVIRONMENTAL IMPACT - Oak Trees

There are two stands of mature oak trees located on the project site that could be affected by development of this project.

Finding

As part of the subdivision map approval, the City will attempt to preserve the trees in an open-space area, a park or in the drainage basin if feasible.

The City can also consider implementing a tree protection ordinance to encourage the long-term maintenance of mature or specimen oaks on private property.

E. ENVIRONMENTAL IMPACT - Noise

- 1) There will be a temporary increase in construction related noise.

Finding

The increased noise levels are temporary in nature and will only last for the duration of construction. The noise is a normal part of every construction project.

- 2) There will be an increase in traffic related noise levels.

Finding

Utilize State Noise Standards to reduce interior noise levels in residential structures exposed to levels of 60 dba (CNEL) or more. Provide as much setback from Harney Lane and Century Boulevard as possible. Building design and orientation should minimize exposure of windows and other openings to roadway traffic. Compliance with State Energy Standards will also reduce interior noise levels.

F. ENVIRONMENTAL IMPACT - Air Quality

The construction of the proposed project will cause an indeterminable quantity of dust particles to be emitted into the atmosphere.

Finding

The dust problem can be reduced by requiring the developer to water the ground with water trucks during dry, windy periods. This is particularly important during the early stages of development where extensive grading is being done for street work or the installation of underground utilities.

G. ENVIRONMENTAL IMPACT - Sanitary Sewer

The development is located in an area of potentially insufficient sewage treatment capacities.

Finding

The City is in the process of expanding the White Slough Waste Water Treatment Plant. The first phase of expansion is expected to be completed by 1989. The Century Meadows property will not be allowed to develop unless adequate sewage capacity exists.

H. ENVIRONMENTAL IMPACT - Police and Fire

The development may require additional police and fire personnel and equipment to provide adequate levels of service.

Finding

The City will provide additional fire and police personnel and equipment to maintain adequate level of service.

I. ENVIRONMENTAL IMPACT - Schools

The project will generate approximately 806 school-aged children who will attend schools in the Lodi Unified School District (LUSD).

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Finding

The LUSD will collect a school impaction fee of \$1.50 per square foot for residential development to help pay for school construction.

J. ENVIRONMENTAL IMPACT - Parks

The additional park acreage can be provided in one of two ways. There will be a basin/park located on the western edge of the project. The City is considering constructing a 9-hole executive golf-course within the basin/park area. If this happens, an additional 5-6 acre park site should be created somewhere within the project boundaries. If the golf course is not built, then a portion of the basin/park can be used to develop an adequate playground and picnic area to serve the development area.

On motion of Council Member Pinkerton, Hinchman second, Council introduced Ordinance No. 1406 - An Ordinance Rezoning Century Meadows, a 160 Acre Single-Family Residential Project. The motion carried by unanimous vote of the Council.

On motion of Council Member Hinchman, Pinkerton second, Council directed that the Planning Commission include in the approved tentative map:

- A) Elementary school site
- B) "G" Basin Addition
- C) Neighborhood park facility
- D) Upgrading of the Harney Lane Canal crossing

BATCH PROPERTY (I.E. LODI PARK WEST ESTATES)

Batch Property (i.e. Lodi Park West Estates), is a proposed 100 acre project consisting of single-family homesites; a senior citizens housing complex; an elementary school site; and the final acreage for the completion of Westgate Park bounded by Lodi Park West Subdivision on the north; Lower Sacramento Road on the east; and the Woodbridge Irrigation District Canal on the south and west.

Mayor Pro Tempore Snider asked to abstain from discussion and voting on this matter because of a possible conflict of interest and left his seat at the Council table.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

Ms. Kate Burdick, Project Coordinator. Jones and Stokes Associates, Inc., presented the subject Environmental Impact Report for Council review.

Ms. Burdick presented the following project description:

Project Location

The Batch Residential parcel is located in northwestern Lodi, adjacent to the City limits. The project site is bordered by the WID Canal on the west and south; the Parkwest Residential Subdivision on the north; and Lower Sacramento Road on the east. The site comprises assessor's

parcel number 029-030-33. As the Batch property is not located within the City limits, annexation to the City will be required in order to make City services available.

The subject parcel contains about 83 acres of vacant farmland and 17 acres of agricultural uses (vineyards and Christmas trees). The adjacent land uses include agriculture to the south and west, and residential subdivision to the north. A church and the proposed Parkview Terrace Project, currently in agricultural use, are located to the east.

Project Characteristics

The Batch project would result in the development of 325 single-family homes and 246 senior citizen units on 100 acres (5.7 du/ac overall). The original project description and site plan showed a total of 571 dwelling units (325 single-family homes, 246 senior citizen units). After commencement of the EIR review the site plan was revised to show a total of 562 units (316 single-family homes, 246 senior citizens units). All of the analysis in this document is based on the original numbers (571 dwelling units) and therefore represents a "worst case" analysis. The site plan includes a loop street system with two cul-de-sacs and two primary project entrances off Lower Sacramento Road. Construction of the project would include the installation of necessary public service infrastructure, such as sewer lines, water mains, and other utilities. Stormwater from the site would be piped to a proposed storage basin located on the project site. Sewage from the project would flow by gravity to the treatment facility located southwest of the City.

General Plan and Zoning

The subject parcel is not located within the Lodi City limits and, therefore, has San Joaquin County General Plan and zoning designations. The Batch property has a general plan designation of "Low Density Residential" and a zoning of "GA-20" (General Agriculture - 20 acre minimum parcel size).

Approval Process

As the parcel is located outside of the existing City limits, it would require annexation prior to development with City services. The property is therefore subject to the requirements of Lodi's Measure A Growth Initiative, which requires that annexation of properties to the City for development purposes must be approved by a vote of the electorate. The annexation would also require City Council and Local Agency Formation Commission (LAFCO) approvals.

Ms. Burdick then reviewed the Summary of Environmental Impacts and Comments and Responses.

A lengthy discussion followed with questions being directed to Ms. Burdick and to staff.

Mr. Ken Boyd, 2208 West Vine Street, Lodi, spoke in support of the matter.

There being no other persons wishing to address the Council regarding the matter, the public portion of the hearing was closed.

Continued September 30, 1987

Following discussion, on motion of Council Member Hinchman, Reid second, Council certified the environmental impact report as adequate. The motion carried by the following vote:

Ayes: Council Members - Hinchman, Pinkerton, Reid, and Olson (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - Snider

On motion of Council Member Hinchman, Reid second, Council established the following findings:

BATCH (I.E. LODI PARK WEST ESTATES)

A. ENVIRONMENTAL IMPACT - Prime Agricultural Soil

The project will result in the loss of 100 acres of prime agricultural soil if the project is approved. This loss cannot be mitigated.

Finding

All the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural soils in order to preserve the prime soils. Every development built in the City, large or small, utilizes some prime agricultural soil. The residential, commercial and industrial needs of the City necessitates some urbanization of agricultural land.

Overriding Considerations

The area in question was designated for residential development for many years prior to Measure A. The area has been urbanized for many years and there are residential developments adjacent to the proposed project.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

B. ENVIRONMENTAL IMPACT - Adjacent Agricultural Parcels

Urbanization of the subject parcel will affect adjacent agricultural parcels.

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of the adjacent parcels. The use of agricultural chemicals can continue, although in some cases alternative methods of application or types of chemicals may be required. There is a 100' wide buffer created by the Woodbridge Irrigation District Canal (W.I.D.) right-of-way that separates the project property from the agricultural parcels to the west.

C. ENVIRONMENTAL IMPACT - Traffic

The project will increase traffic volumes by approximately 4,062 vehicle trips per day when fully developed.

Finding

The increase in traffic volume on Lower Sacramento Road will be mitigated by the following:

- 1) Install northbound turn-pocket for project entrance south of Elm Street on Lower Sacramento Road entrance.
- 2) Close off frontage Road and revise site plan to provide an access for units located to the east of the site.
- 3) Signalize intersection of Lower Sacramento Road and Elm Street; signalize the intersection of Lower Sacramento Road and Lodi Avenue; signalize and upgrade the intersection of Lower Sacramento Road and Kettleman Lane/Highway 12.

D. ENVIRONMENTAL IMPACT - Oak Trees

Potential loss of mature oak trees.

Finding

It appears that the oak trees are located in the W.I.D. Canal right-of-way and will not be affected by the development.

The City will, as a part of the subdivision map approval, attempt to preserve all mature, healthy oak trees as a condition of the map approval.

E. ENVIRONMENTAL IMPACT - Noise

- 1) There will be a temporary increase in construction related noise.

Finding

The increased noise levels are temporary in nature and will only last for the duration of construction. The noise is a normal part of every construction project.

- 2) There will be an increase in traffic related noise levels.

Finding

Utilize State Noise Standards to reduce interior noise levels in residential structures exposed to levels of 60 dba (CNEL) or more. Provide as much setback from Lower Sacramento Road as possible. Building design and orientation should minimize exposure of windows and other openings to roadway traffic. Compliance with State Energy Standards will also reduce interior noise levels.

F. ENVIRONMENTAL IMPACT - Air Quality

The construction of the proposed project will cause an indeterminable quantity of dust particles to be emitted into the atmosphere.

Finding

The dust problem can be reduced by requiring the developer to water the ground with water trucks during dry, windy periods. This is particularly important during the early stages of development where extensive grading is being done for street work or the installation of underground utilities.

G. ENVIRONMENTAL IMPACT - Sanitary Sewage

The development is located in an area of potentially insufficient sewage treatment capacities.

Finding

The City is in the process of expanding the White Slough Waste Water Treatment Plant. The first phase of expansion is expected to be completed by 1989. The Batch (i.e. Lodi Park West Estates) will not be allowed to develop unless adequate sewage capacity exists.

H. ENVIRONMENTAL IMPACT - Police and Fire

The development may require additional police and fire personnel and equipment to provide adequate levels of service.

Finding

The City will provide additional fire and police personnel and equipment to maintain adequate level of service.

I. ENVIRONMENTAL IMPACT - Schools

The project will generate approximately 571 school-aged children who will attend. Schools in the Lodi Unified School District (LUSD).

Finding

The LUSD will collect a school impaction fee of \$1.50 per square foot for residential development to help pay for school construction. The property-owner is also providing an 8.8 acre site for a future elementary school.

The motion carried by the following vote:

Ayes: Council Members- Hinchman, Pinkerton, Reid,
and Olson (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - Snider

On motion of Council Member Reid, Hinchman second, Council introduced Ordinance No. 1407 - An Ordinance Prezoning the Batch Property (i.e. Lodi Park West Estates), a 100 Acre Residential Project Consisting of Single-Family Lots, Senior Citizen Housing, An Elementary School Site and An Addition to Westgate Park-Storm Drainage Basin.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Pinkerton, Reid,
and Olson (Mayor)

Noes: Council Members - None
 Absent: Council Members - None
 Abstain: Council Members - Snider

BRIDGETOWNE ESTATES AND THE ADDITION TO THE WINE AND ROSES
 COUNTY INN

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

Bridgetowne Estates and the Addition to the Wine and Roses Country Inn, a proposed 61 acre project consisting of 225 single-family lots and the expansion of the Wine and Roses Country Inn bounded by the Woodbridge Irrigation District Canal on the west and north; Lilac Street and Woodhaven Drive on the east; and Turner Road on the south.

Ms. Kate Burdick, Project Coordinator for Jones and Stokes Associates, Inc., presented the Final Environmental Impact Report on Bridgetowne Estates.

Ms. Burdick presented the following information concerning the project description:

Project Location

The Bridgetowne Estates parcel is located in northwestern Lodi, adjacent to the City limits. The project site is bordered by Turner Road on the south, the Woodbridge Irrigation District Canal on the north and west; and Lilac Street on the east. The site comprises assessor's parcel number 15-170-5, 7, 8, 9 and 15-230-28, 29. As the Bridgetowne Estates property is not located within the City limits of Lodi, annexation to the City will be required in order to have City services made available.

The subject parcel is currently in agricultural uses (vineyards and row crops). The adjacent land uses include agriculture to the north, south, and west, and a residential subdivision to the east. The proposed Towne Residential Project, currently in agricultural use, is located to the south.

Project Characteristics

The Bridgetowne Estates project would result in the development of 227 single-family homes on 61 acres (3.7 du/ac over-all). The tentative map for the Bridgetowne project also provides for expansion of the Wine and Roses Country Inn, located on 2.6 acres to the east of the property. The expansion plans include renovation of the Towne family home, relandscaping, improvement of the pool, remodeling of existing shops, construction of a restaurant and boutique and the creation of an arts and crafts center open to the public. The site plan includes a loop street system with nine cul-de-sacs and two primary project entrances off of Turner Road and one primary entrance off Lilac Street. Construction of the project would include the installation of necessary public service infrastructure such as sewer lines, water mains, and other utilities. Stormwater from the site would be piped to a proposed storage basin located on the Batch property. Sewage from the project would flow by gravity to the treatment facility located southwest of the City.

General Plan and Zoning

The subject parcel is not located within the Lodi City limits and, therefore, has San Joaquin County General Plan and zoning designations. The Bridgetowne properties have a general plan designation of "Agricultural" and "Low Density Residential" and a zoning of "GA-1" (General Agriculture - 1 acre minimum parcel size).

Approval Process

As the parcel is located outside of the existing City limits of Lodi, it would require annexation prior to development with City services. The property is therefore subject to the requirements of Lodi's Measure A Growth Initiative. Measure A requires that annexation of properties to the City for development purposes must be approved by a vote of the electorate. The annexation would also require City Council and Local Agency Formation Commission (LAFCO) approvals.

Ms. Burdick then reviewed the Summary of Environmental Impacts and the Comments and Responses.

Mr. Russ Munson, 1530 Edgewood, Lodi, spoke on behalf of the project and indicated that the developer had entered into an agreement with the County to participate in the Chestnut Street Bridge construction over the Woodbridge Irrigation Canal.

Also speaking on behalf of the project was Ms. Kris Cromwell, 2505 West Turner Road, Lodi. A presentation regarding the project was made by Ms. Cromwell.

Mr. Hank Badgley, 860 East Carolina, Woodbridge, addressed the Council expressing his concerns regarding multi-family units, indicating that he felt there was an adequate number of multi-family units in the subject area.

Mr. Badgley also posed a number of questions regarding the construction of the Chestnut Street Bridge.

There being no other persons wishing to address the Council on the matter, the public portion of the hearing was closed.

Following Council discussion with questions being directed to Staff, Council took the following actions:

On motion of Council Member Reid, Hinchman second, Council certified the Bridgetowne Estates Environmental Impact Report as adequate.

On motion of Council Member Reid, Hinchman second, Council established the following findings:

BRIDGETOWNE ESTATES

A. ENVIRONMENTAL IMPACT - Prime Agricultural Soil

The project will result in the loss of 63.6 acres of prime agricultural soil if the project is approved. This loss cannot be mitigated.

Finding

All the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural soils in order to preserve the prime soils. Every development built in the City, large or small, utilizes some prime agricultural soil. The residential, commercial and industrial needs of the City necessitates some urbanization of agricultural land.

Overriding Considerations

The area in question was designated for residential development for many years prior to Measure A. The area has been urbanized for many years and there are residential developments adjacent to the proposed project.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

B. ENVIRONMENTAL IMPACT - Adjacent Agricultural Parcels

Urbanization of the subject parcel will affect adjacent agricultural parcels.

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of the adjacent parcels. The use of agricultural chemicals can continue, although in some cases alternative methods of application or types of chemicals may be required. There is a 100' wide buffer created by the Woodbridge Irrigation District Canal (W.I.D.) right-of-way that separates the project property from the agricultural parcels to the north and west. On the south side the Turner Road right-of-way will provide an 80' wide buffer.

C. ENVIRONMENTAL IMPACT - Traffic

The project will increase traffic volumes by approximately 2250 vehicle trips per day when fully developed.

Finding

The increase in traffic volume will be mitigated by the following:

- 1) Signalize and improve the intersection of Lower Sacramento Road/Woodhaven Land and Turner Road;
- 2) Install turn pockets at the project access streets on Turner Road;
- 3) Improve the intersection of Lower Sacramento Road and Lodi Avenue and widen Lower Sacramento Road between Kettleman Lane and Lodi Avenue. These improvements will only be necessary when there are sufficient traffic warrants.

D. ENVIRONMENTAL IMPACTS - Noise

- 1) There will be a temporary increase in construction related noise.

Finding

The increased noise levels are temporary in nature and will only last for the duration of the construction. The noise is a normal part of every construction project.

- 2) There will be an increase in traffic related noise levels.

Finding

Utilize State Noise Standards to reduce interior noise levels in residential structures exposed to levels of 60 dba (CNEL) or more. Provide as much setback from Turner Road as possible. Building design and orientation should minimize exposure of windows and other openings to roadway traffic. Compliance with State Energy Regulations will also reduce interior noise levels.

E. ENVIRONMENTAL IMPACT - Air Quality

The construction of the proposed project will cause an indeterminable quantity of dust particles to be emitted into the atmosphere.

Finding

The dust problem can be reduced by requiring the developer to water the ground with water trucks during dry, windy periods. This is particularly important during the early stages of development where extensive grading is being done for street work or the installation of underground utilities.

F. ENVIRONMENTAL IMPACT - Sanitary Sewage

The development is located in an area of potentially insufficient sewage treatment capacity.

Finding

The City is in the process of expanding the White Slough Wastewater Treatment Plant. The first phase of expansion is expected to be completed by 1989. The Bridgetowne property will not be allowed to develop unless adequate sewage treatment capacity exists.

G. ENVIRONMENTAL IMPACT - Police and Fire

The development may require additional police and fire personnel and equipment to provide adequate levels of service.

Finding

The City will provide additional fire and police personnel and equipment to maintain an adequate level of service.

H. ENVIRONMENTAL IMPACT Schools

The project will generate approximately 227 school-aged children who will attend schools in the Lodi Unified School District (LUSD)

Finding

The LUSD will collect a school impaction fee of \$1.50 per square foot for residential development to help pay for school construction.

ENVIRONMENTAL IMPACT - Storm Water

Storm water retention for the project area will require construction of another storm drainage basin (E Basin) south of the project site. The basin site is located on the Batch property, another Measure A property. If the Batch property is not approved for annexation, there will not be adequate storm drainage capacity for this areas.

Finding

If Bridgetowne is approved for development and the Batch property is not, Bridgetowne cannot develop unless an alternate temporary basin site is constructed. The City will not permit Bridgetowne to develop unless an acceptable solution to the storm drainage problem is found.

I. ENVIRONMENTAL IMPACT - Chestnut Street Bridge over Woodbridge Irrigation CanalFinding

The developer of Bridgetowne Estates has indicated that he will participate in the financing of the Chestnut-Woodhaven Bridge across the Woodbridge Irrigation District Canal. The City Council will not permit this development to occur unless the bridge is a reality.

On motion of Council Member Pinkerton, Snider second, Council introduced Ordinance No. 1408 - An Ordinance Rezoning Bridgetowne Estates and the Addition to Wine and Roses Country Inn, a 61.6 Acre Project Consisting of

Single-family Lots and Area for the Expansion of an Existing Commercial Use. The motion carried by a unanimous vote of the Council.

ITEM ADDED TO THE
AGENDA

3
CC-58(a)
CC-53(d)

A request was made by staff that an item be added to the agenda. The Council was presented evidence confirming that the item came up after the agenda for this meeting was prepared and that it is of an urgency nature. (The urgency being that the Eastside Building Moratorium is due to expire November 6, 1987, and that the subject public hearing needs to be set so that the matter can be heard prior to the November 6, 1987 date). On motion of Council Member Pinkerton, Snider second, Council consented to add this item to the agenda.

It should be noted that the reason this did not appear on the agenda for this meeting was that the matter had not been heard by the Planning Commission at the time the agenda was prepared.

On motion of Council Member Pinkerton, Hinchman second, Council set the following public hearing for the Regular Meeting of October 14, 1987 commencing at 7:30 p.m.

Recommendations of the Planning Commission that -

- a) the boundaries of the Apartment Moratorium Area (Eastside Study Area) be expanded to include 309 North Stockton Street and 115 and 121 East Lockeford Street (i.e. APN 041-230-33-34 and 35)
- b) the City Council certify the Final Environmental Impact Report of the Apartment Moratorium Area (Eastside Study Area) as adequate

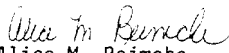
Continued September 30, 1987

- c) the Land Use Element of the General Plan be amended to designate the apartment Moratorium Area (Eastside Study Area) for Low Density Single-Family with certain exceptions

ADJOURNMENT

There being no further business to come before the Council, Mayor Olson adjourned the meeting at approximately 10:30 p.m.

Attest:


Alice M. Reimche
City Clerk